

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
WORK SESSION AGENDA
Wednesday, September 26, 2007**

The meeting will be called to order in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street on Wednesday, September 26, 2007 at 4:00 p.m.

WORKSESSION

COMPREHENSIVE PLAN IMPLEMENTATION – RICHMOND ROAD AND PENNIMAN ROAD MIXED USE AREAS

- PCR #07-032 – Create LB-2 Limited Business Neighborhood District
- PCR #07-033 – Rezone approximately 14.43 acres at 727>1109 Richmond Road, 1009>1203 Lafayette Street, 103>110 Bacon Avenue, and 104, 106, 108 and 110 Westover Avenue from RS-2, LBR and B-3 to LB-2
- PCR #07-034 – Rezone 1.66 acres at 311>323 Penniman Road from B-2 to LB-2
- PCR #07-035 – Repeal LBR Limited Business/Residential District

1. Staff Presentation
2. Open Forum
3. Planning Commission Discussion
4. Open Forum
5. Adjourn

Next Work Session

Work Session on Wednesday, October 24 at 4:00 p.m. at the Municipal Building, 401 Lafayette Street. The topic will be Comprehensive Plan Implementation – Site Plan and Landscape Requirements.



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: September 19, 2007

SUBJECT: Comprehensive Plan Implementation – Richmond Rd./Penniman Rd.

- PCR #07-032 – Create LB-2 Limited Business Neighborhood District
- PCR #07-033 – Rezone approximately 14.43 acres at 727>1109 Richmond Road, 1009>1203 Lafayette Street, 103>110 Bacon Avenue, and 104, 106, 108 and 110 Westover Avenue from RS-2, LBR and B-3 to LB-2
- PCR #07-034 – Rezone 1.66 acres at 311>323 Penniman Road from B-2 to LB-2
- PCR #07-035 – Repeal LBR Limited Business/Residential District

This package of changes will implement goals number 3 and 7 in the Commercial and Economic Development Plan in Chapter 10 of the 2006 Comprehensive Plan:

3. Promote Richmond Road between Brooks Street and the Williamsburg Shopping Center as a unified Mixed-Use Area. New regulations should be developed to treat both sides of this important corridor uniformly, with low intensity uses such as offices and banks allowed by right, and higher intensity uses like retail and restaurants requiring a special use permit. Home studios for artists and artisans should also be allowed by right or with a special use permit, depending on their character and intensity. The location of this area near the College and the Center City should support specialty shopping and office uses. This is an important transition area between automobile-oriented commercial to the west and bed and breakfast and residential uses to the east.



7. Provide opportunities for additional mixed-use development on Penniman Road.... A small existing mixed-use area on Penniman Road near the York County line is strategically located adjacent to the Corridor Commercial areas and within walking distance of Colonial Williamsburg and the Center City area....



2006 COMPREHENSIVE PLAN

Goals for the Development of Williamsburg

I. Character of the City.

Protect and enhance Williamsburg's unique character - the historic area, college, entrance corridors, urban environment and open spaces.

- A. Protect the character and integrity of the Colonial Williamsburg Historic Area, the historic campus of the College of William & Mary, and the City's historic neighborhoods and commercial areas.

II. Economy.

Increase employment opportunities, income, business success, and City revenues by supporting and promoting the City's tourism base and other development and redevelopment opportunities.

- A. Identify areas suitable for infill development and redevelopment, and develop strategies to encourage such development and redevelopment.

Office, Commercial and Mixed Use Land Use Categories

5. Mixed Use

The Mixed Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately-scaled commercial uses, mixed use development should be subject

to a thorough urban design review which stresses quality architecture, proper building siting, and well designed landscaping. Equally important, this category should promote the preservation, revitalization, and adaptive reuse, where appropriate, of existing historic structures. The density of the residential component of mixed use development should be appropriate to the character of the area

The other Mixed Use areas are Richmond Road between Brooks Street to the Williamsburg Shopping Center, south of Berkeley School and on the east side of Ironbound Road adjacent to the Wales subdivision....

Richmond Road Focus Area

The Richmond Road LB-2 area is discussed as a part of the Richmond Road Focus Area in Chapter 10 Commercial and Economic Development, pages 10-9 and 10-10, as shown below:

RICHMOND ROAD FOCUS AREA (WEST OF BROOKS STREET)

The entire Focus Area extends along Richmond Road from Scotland Street to the Williamsburg Shopping Center, but this section will discuss only the section along Richmond Road west of Brooks Street, which is the primary commercial section for the Focus Area.

The non-residential component of the Richmond Road Focus Area west of Brooks Street is predominantly office use, with 18 office/bank buildings, seven commercial buildings, and two motels. Although not in the Focus Area, the main campus of the College is behind and beside College Terrace and Matoaka Court, and it is characterized by parking lots, playing fields and dormitories.

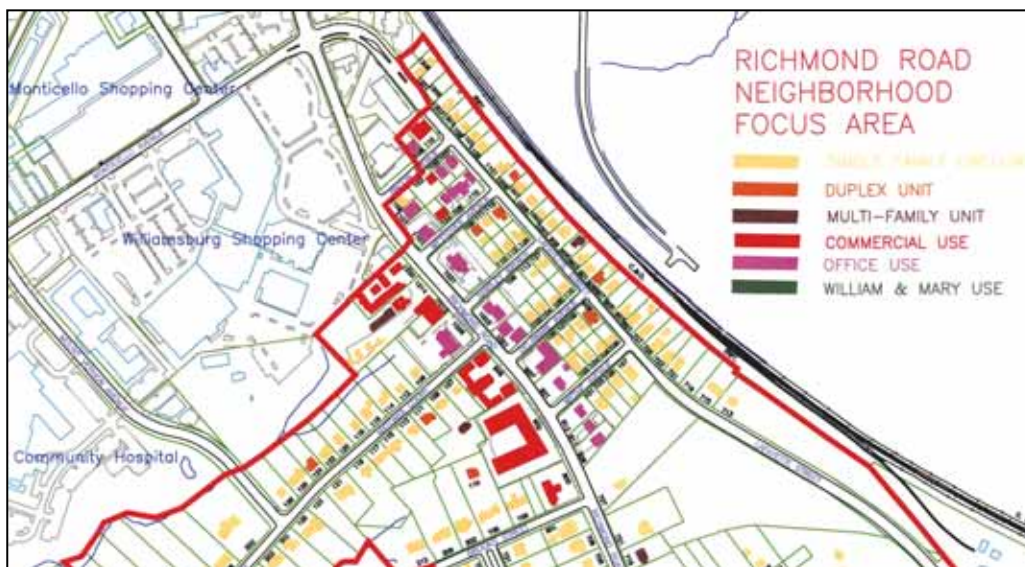
The adjoining residential component of the Richmond Road Focus Area is a predominantly single family residential with a strong concentration of rental dwellings (except in the College Terrace area). In 2005, the Richmond Road Focus Area had a total of 219 dwelling units: 168 single family dwellings (including 10 Bed and Breakfasts), 24 duplex dwelling units in 12 buildings, and 27 multifamily dwelling units in six buildings. Additional discussion of the residential component is contained in *Chapter 8, Neighborhoods and Housing*.

Recommendations

Richmond Road is now designated Mixed Use land use on the south side of Richmond Road from Brooks Street to the Williamsburg Shopping Center, and Office land use on the north side from Brooks Street to Westover Avenue. To encourage the continuation of this area as a viable commercial area, a unified Mixed Use land use area should be designated on both sides of Richmond Road from Brooks Street to Matoaka Court on the south side, and from Brooks Street to Bacon Avenue on the north side (including lots on the east side of Bacon Avenue and the west side of

Westover Avenue). The Mixed Use land use would be implemented by a LB-2 Limited Business Neighborhood zoning district, which would be more limited than the existing B-3 General Business zoning on the south side and more flexible than the existing LBR Limited Business Residential zoning on the north side. Single family detached dwellings should be encouraged as an integral part of the mixed use character of the area.

The new LB-2 zoning designation is similar in intent to the LB-1 Limited Business Downtown District in the City Square/Merchants Square area, and is designed so that the more intensive uses require a special use permit. Uses such as single family and duplex dwellings, banks, bake shops, hotels/motels/ timeshares with 10 or less rooms, museums/art galleries and offices would be allowed by right, and uses such as restaurants, retail stores, hotels/motels/timeshares with more than 10 rooms, and multifamily dwellings (condominiums could be required, and senior housing could be a possibility) would be allowed with a special use permit. Home studios for artists and artisans should also be allowed by right or with a special use permit, depending on their character and intensity.



The current B-3 District allows condominiums at 14 units/net acre, provided that they occupy no more than 50% of an individual building. The current LBR District allows 8 dwelling units/net acre, with single family and duplex dwellings allowed by right, and multifamily dwellings and townhouses allowed with a special use permit. Residential density for the LB-2 District is proposed with a base density of 8 units/net acre allowed by right, with an ability to increase to 14 units/net acre with a special use permit. This allows for a potential of 35 new dwelling units at a density of 14 units/net acre. To provide increased housing opportunities for senior citizens, multifamily dwellings used as housing for persons 55 years of

age or older, as regulated by Sec. 36-96.7 of the Code of Virginia, should be allowed with a special use permit at a density of 14 dwelling units/net acre.

Penniman Road Area

The Penniman Road area is discussed in Chapter 10 Commercial and Economic Development, page 10-15

Penniman Road

The largely vacant area on the south side of Penniman Road east of Page Street and adjacent to the CSX Railroad tracks has been planned for commercial land use since 1968, but has never developed as a viable commercial area because of lack of visibility and access from both Page Street and Second Street. This area is largely vacant, with the most intensive uses being an 86 room hotel and three office buildings located near Page Street. This area adjoins the recommended Corridor Commercial area on Second Street while being within easy walking distance of the Center City area and the Colonial Williamsburg Historic Area. The majority of this area is being proposed for development as a 400-unit timeshare resort, taking advantage of its location adjacent to the Colonial Williamsburg Historic Area. For these reasons, this area should be considered as Corridor Commercial land use, except for a small existing mixed use area near the York County line, which should be considered for Mixed Use land use.

Recommendation. The existing General Commercial land use should be changed to Corridor Commercial land use, which will match the recommended Corridor Commercial land use for Second Street. To implement this land use change, the existing B-3 General Business District zoning should be changed to B-2 Tourist Business District (recommended for renaming to Corridor Business District) to correspond with the change proposed for Second Street. The existing mixed use area near the York County line (305, 315, 319, and 323A Penniman Road) should be designated as Mixed Use land use, implemented by a LB-2 Limited Business Neighborhood zoning district, designed so that the more intensive uses require a special use permit. Uses such as single family and duplex dwellings, banks, bake shops, hotels/motels/ timeshares with 10 or less rooms, museums/art galleries and offices would be allowed by right, and uses such as restaurants, retail stores, hotels/motels/timeshares with more that 10 rooms and multifamily dwellings would be allowed with a special use permit. Home studios for artists and artisans should also be allowed by right or with a special use permit, depending on their character and intensity. *[The adjoining land in York County designated High Density Single Family Residential (3 units/acre), and is zoned R-13 High Density Single Family Residential.]*

EXISTING ZONING

Richmond Road

The Richmond Road area is zoned a combination of LBR Limited Business/Residential District, which allows offices, banks and limited commercial uses, as well as residential uses at a density of 8 dwelling units/net acres (single family and duplex by right, and multifamily and townhouses with a special use permit); and B-3 General Business District, which allows a wide range of commercial uses as well as multifamily uses (limited to condominiums) at a density of 14 dwelling units/net acre provided that not more than 50% of an individual building is used for multifamily use.

Penniman Road

The Penniman Road area was rezoned to B-2 Corridor Commercial District in January 2007, as recommended by the 2006 Comprehensive Plan (PCR #06-039). This district allows a wide range of commercial uses as well as multifamily uses (limited to condominiums) at a density of 14 dwelling units/net acre provided that not more than 67% of the floor area on an individual lot is used for multifamily use.

PROPOSED LB-2 DISTRICT TEXT

The proposed zoning for both the Richmond Road and Penniman Road Mixed Use areas is LB-2 Limited Business Neighborhood District. As described by the 2006 Comprehensive Plan

... an LB-2 Limited Business Neighborhood zoning district should be created to allow the implementation of the mixed use concept. The LB-2 District would allow a range of uses including single family and duplex dwellings, banks, bake shops, hotels with 10 or less rooms, museums and art galleries and offices. More intensive uses, such as multifamily dwellings, hotels with more than 10 rooms, restaurants and retail stores would require a special use permit. Residential uses should be allowed at a base density of 8 dwelling units per net acre, with the ability to increase the density to 14 dwelling units per net acre with a special use permit. Mixed Use is designed to be more limited than Corridor Commercial and General Commercial, but more flexible than Office land use.

The attached LB-2 District text and LB-2 District rezoning maps are intended to implement the recommendations of the Comprehensive Plan. The basic outline of the LB-2 District, as recommended by the Plan, has been utilized, but there are several changes that are proposed, based on further study and analysis:

1. Rather than require that any building housing a retail sales establishment require a special use permit, it is proposed that retail sales establishments be limited to 5,000 square feet by right, with the ability to apply for a special use permit for a larger store – this is a much more practical and workable proposal. Other uses, such as banks, offices, convenience

service establishments, and museums and art galleries, would be allowed by right in buildings not exceeding 10,000 square feet in area, with a special use permit required for buildings exceeding 10,000 square feet. Existing buildings that house these uses that have more than 5,000 square feet would be grandfathered. The only retail sales establishments with more than 5,000 square feet of floor area is Suter's Furniture, 800 Richmond Road (5,560 square feet). The only office use that exceeds 10,000 square feet are the Wachovia Bank/Daily Press, 1006 Richmond Road (16,623 square feet). A restaurant is not considered a retail sales establishment and would require a special use permit regardless of size. The LB-1, LB-3 and LB-4 Districts have a threshold of 10,000 square feet for banks and office buildings; the B-1, B-2 and B-3 District have a threshold of 50,000 square feet for commercial and office buildings; and the ED and ED-2 Districts have a threshold of 100,000 square feet for an individual tenant.

2. Convenience service establishments have been added as a permitted use (or a special use permit use in a building exceeding 5,000 square feet. These uses are limited to barbershops, beauty parlors, tailors, and shoe repair shops – uses that are a good fit with this mixed use area. These uses are now allowed in B-1, B-2 and B-3 Districts for uses such as, but not limited to, these uses.
3. Radio and television broadcasting stations, studios and offices, but excluding onsite towers, have been added as a special use permit use. This covers the recent LBR District text amendment and special use permit to relocate the studios for WMBG to 1005 Richmond Road in February 2007 (PCR #07-001).
4. Studios and workshops for artists and artisans have been made a special exception use, which requires approval by the Board of Zoning Appeals. The Plan recommended this as a by right or special use permit use, depending on character and intensity. Because of the wide variety of possible uses, and the difficult of writing precise ordinance standards, a case by case review by the Board of Zoning Appeals is the best option.
5. Multifamily dwellings are proposed to require a special use permit as recommended by the Plan, but are not limited to condominiums only (this was an option mentioned by the plan). There are also no specific regulations included for senior housing – this would need to be built under the standard density regulations for multifamily housing, 8 unit/net acre by right, and 14 units/net acre with a special use permit.

CHANGES FROM THE B-3 DISTRICT ON RICHMOND ROAD, BACON AVENUE AND WESTOVER AVENUE

The south side of Richmond Road, from Suter's Furniture to Master Cleaners, both sides of Bacon Avenue except for the Three Olives restaurant, and the west side of Westover Avenue, is changed from B-3 General Business District to LB-2 Limited Business Neighborhood District. This is generally a more restrictive district, as detailed below:

1. Commercial uses are more restrictive. The following uses are not allowed as either permitted or special use permit uses: automobile rental agencies, convenience stores, funeral homes, pet shops, plant nurseries and greenhouses, service stations, amusement arcades, motor vehicle sales and service establishments, bowling alleys, car washes, drug or alcohol treatment centers, fortune tellers and palm readers, miniature golf courses, ministorage warehouses, newspaper printing and publishing establishments, nursing homes, parking garages and warehouses.
2. The maximum size of office and commercial buildings requiring a special use permit is reduced from 50,000 square feet to 10,000 square feet; and retail sales establishments need a special use permit if the gross floor area is greater than 5,000 square feet.
3. Maximum height is lowered from 45 feet to 35 feet.
4. The rear yard is increased from 15 feet to 25 feet for non-residential uses.
5. The base residential density is 8 dwelling units/net acre, which can be increased to 14 dwelling units/net acre with a special use permit. The B-3 density is now 14 dwelling units/net acre by right.

However, some regulations are less restrictive than the existing B-3 District:

1. The transitional screening buffer requirement is reduced from 35 feet to 10 feet, and required yards are allowed to count the transitional screening buffer area. This recognizes the fact that this is a more urban area than a typical commercial corridor. This is also a transition between the B-3 District and the B-1 and LB-1 Districts, which do not require a transitional screening buffer area.
2. The side yard for multifamily dwellings is reduced from 15 feet to 10 feet.
3. More residential uses are allowed. Single family and duplex dwellings are allowed by right, and multifamily uses, which require a special use permit, can include apartments as well as condominiums.

CHANGES FROM THE LBR DISTRICT ON RICHMOND ROAD

The north side of Richmond Road, from a portion of the vacant Casey property opposite Brooks Street to Bacon Avenue, is changed from LBR Limited Business Residential District to LB-2 Limited Business Neighborhood District. This is a generally less restrictive district, as detailed below:

1. A number of commercial uses are allowed by right, including hotels and motels with 10 or less bedrooms, and uses in buildings not exceeding 10,000 square feet in floor area (bake shops, convenience service establishments, museums and art galleries, and retail sales establishments with a gross floor area of 5,000 square feet or less).
2. Residential density can be increased from 8 to 14 dwelling units/net acre with a special use permit. The residential density currently allowed in the LBR District is 8 dwelling units/net acre.
3. Front yards are reduced from 25 feet to 15 feet, which is the same as the front yard required in the B-3 District on the south side of Richmond Road.
4. Side yards for multifamily dwellings are reduced from 15 feet to 10 feet.
5. The transitional screening buffer requirement is reduced from 35 feet to 10 feet, and required yards are allowed to count the transitional screening buffer area. This recognizes the fact that this is a more urban area than a typical commercial corridor. This is also a transition between the B-3 District and the B-1 and LB-1 Districts, which do not require a transitional screening buffer area.
6. The maximum height remains 35 feet.

However, some regulations remain the same as in the LBR District:

1. Offices and banks continue to be allowed by right in buildings with a gross floor area up to 10,000 square feet.
2. Yard requirements for single family and duplex dwellings remain the same; the rear yard requirement for all uses remains 25 feet.

CHANGES FROM THE RS-2 DISTRICT

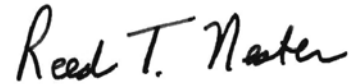
The seven lots on Lafayette Street have a substantial increase in uses allowed by rezoning from RS-2 to the LB-2 District. These lots on Lafayette Street have been identified for Commercial land use in the 1968, 1981, 1989 and 1998 Comprehensive Plans. The current Mixed Use land use designation in the 2006 Comprehensive Plan is a more restrictive land use than was identified in previous Comprehensive Plans.

REPEAL OF THE LBR DISTRICT

The adoption of the new LB-2 District will replace the LBR Limited Business/Residential District along Richmond Road. This is the last remaining section of the LBR District in the City (other sections were replaced with the LB-3 and LB-4 Districts following the adoption of the 1998 Comprehensive Plan). With the elimination of the LBR District along Richmond Road, there is no need to have the LBR District text in the Zoning Ordinance. Repeal of this section is proposed as part of the establishment of the new LB-2 District.

NEXT STEPS

Following the work session discussion, final versions of the ordinances and maps will be prepared and presented to the Commission at the October 17 Planning Commission regular meeting. Public hearings on the Richmond Road and Penniman Road LB-2 proposals will be scheduled for the November 14 Planning Commission regular meeting.

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive, flowing style.

Reed T. Nester, AICP
Planning Director

ORDINANCE #07-__
PROPOSED ORDINANCE #07-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
BY THE ADDITION OF ARTICLE III, DIVISION 6.2,
LIMITED BUSINESS NEIGHBORHOOD DISTRICT LB-2
(PCR #07-032)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia is hereby amended by adding Article III. District Regulations, Division 6.2 Limited Business Neighborhood District LB-2, which shall read as follows:

Division 6.2. Limited Business Neighborhood District LB-2

Sec. 21-255.1. Statement of intent

This district is established to allow a mixture of office, commercial and residential uses in areas that are designated by the Comprehensive Plan as Mixed Use land use, and which are located outside of the Center City area. In keeping with the urban mixed use character of these areas, studios and workshops for artists and artisans are allowed with a special exception. Higher intensity uses such as banks, offices and retail sales establishments large buildings, restaurants, and hotels with more than 10 rooms may be allowed with a special use permit to ensure that the use is compatible with surrounding neighborhoods.

Sec. 21-255.2. Permitted uses

The uses permitted in the limited business neighborhood district LB-2 are as follows:

- (1) Single-family detached dwellings. There shall be only one single-family dwelling on an individual lot.
- (2) Duplex dwellings.
- (3) Hotels/motels with 10 or less bedrooms.
- (4) Playgrounds, parks and athletic fields, except those operated primarily for profit.
- (5) Uses in buildings with a gross floor area not exceeding 10,000 square feet per building:
 - a. Bake shops.
 - b. Banks and financial establishments.
 - c. Convenience service establishments, limited to barberships, beauty parlors, tailors, and shoe repair shops.
 - d. Museums and art galleries.
 - e. Offices.

- f. Retail sales establishments with a gross floor area not to exceed 5,000 square feet.
- (6) Offstreet parking and loading areas for permitted uses in accordance with Article V.
- (7) Signs in accordance with Article VI.
- (8) Accessory uses in accordance with section 21-603.
- (9) Home occupations in accordance with section 21-606.

Sec. 21-255.3. Uses permitted as special exceptions

Uses permitted in the limited business neighborhood district LB-2 with a special exception approved by the board of zoning appeals in accordance with section 21-97(f) are as follows:

- (1) Studios or workshops for artists and artisans, either as a separate use or in conjunction with a residential use on the premises, as follows:
 - a. Artists may include, but are not limited to, woodworkers, potters/ceramicists, candle makers, stained-glass makers, glass artists, textile artists, jewelers, painters, printmakers, photographers, musical instrument makers, papermakers, sculptors, and other arts and crafts uses of a similar nature.
 - b. Use of the premises may include the showing and sale of art, made either on- of off-premises.
 - c. An electric or gas-fired kiln with an interior volume of up to 50 cubic feet may be used for pottery and/or ceramics.
 - d. Materials and supplies shall not be stored outdoors.

Sec. 21-255.4. Uses permitted with special use permit

Uses permitted in the limited business neighborhood district LB-2 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Multifamily dwellings.
- (2) Churches and other buildings used for religious worship.
- (3) Day care centers located in the same building as a church or public or private school.
- (4) Hotels/motels and timeshare units, and associated meeting facilities with more than 10 bedrooms.
- (5) Laundry and dry cleaning establishments.
- (6) Public or private elementary, middle or high schools, colleges and universities, and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.
- (7) Public buildings erected and used by any department of the city, state or federal government.
- (8) Radio and television broadcasting stations, studios and offices, but excluding onsite towers.

- (9) Restaurants.
- (10) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
 - a. Bake shops.
 - b. Banks and financial establishments.
 - c. Convenience service establishments, limited to barbershops, beauty parlors, tailors, and shoe repair shops.
 - d. Museums and art galleries.
 - e. Offices.
 - f. Retail sales establishments with a gross floor area exceeding 5,000 square feet.

Sec. 21-255.5. Lot Area/Density

The density requirements in the limited business neighborhood district LB-2 are as follows:

- (1) Dwelling units: There shall be a maximum density of eight dwelling units per net acre, except that the maximum density may be increased up to 14 dwelling units per net acre with a special use permit approved by the city council in accordance with article II, division 4. Net acreage shall be based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>% Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) Other uses: For all other uses, there shall be no minimum lot area required.

Sec. 21-255.6. Lot width

The lot width requirements in the limited business neighborhood district LB-2 are as follows:

- (1) Single-family detached dwellings: The minimum lot width at the building line shall be 50 feet and shall not be less than twenty-five 25 feet at the street line.
- (2) Duplex dwellings: The minimum lot width at the building line shall be 60 feet; however, when each dwelling unit is located on a separate lot the minimum lot width at the building line shall be 30 feet for each lot. The lot width shall not be less than 25 feet for each lot at the street line.
- (3) Multifamily dwellings: The minimum lot width at the building line shall be 50 feet and shall not be less than twenty-five 25 feet at the street line.
- (4) Other uses: The minimum lot width at the building line shall be 50 feet and shall not be less than twenty-five 25 feet at the street line.

Sec. 21-255.7. Yards

The yard requirements in the limited business neighborhood district LB-2 are as follows:

- (1) *Front.* There shall be a front yard of not less than 15 feet, except:
 - a. Where 40 percent or more of the frontage on one side of the street within the same block is improved with buildings, no building on that side of the street within the same block shall be required to have a front yard greater than the average front yard of the existing buildings. However, when there are buildings on the adjacent lots on both sides, the front yard shall not be required to be greater than the average of the front yards of the buildings on the adjacent lots. The side line of a building on a corner lot shall not be a factor in these calculations.
 - b. When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-255.7(1)a.
 - c. No accessory building shall be located in a front yard.
- (2) *Side.*
 - a. Single-family detached and duplex dwellings: There shall be side yards of not less than 7½ feet.
 - b. Duplex dwellings with each dwelling unit on a separate lot: There shall be side yards of not less than 7½ feet, except that no side yard shall be required for the common property line between attached units.
 - c. Multifamily dwellings: There shall be side yards of at least 10 feet.
 - b. Other uses: There shall be a side yard of at least 10 feet.
 - d. Corner lots: On a corner lot, the owner shall choose which yard is the front yard unless the front yard is designated on the recorded subdivision plat. The rear yard shall be opposite the chosen front

yard. The other yard abutting the street shall be a side yard and shall not be less than 15 feet for both main and accessory buildings, unless a greater side yard is designated on a recorded subdivision plat. Parking shall be prohibited in the side yard abutting the street.

- e. Side yards for accessory buildings, except for those on corner lots, shall not be less than three feet.
- f. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-255.7(4).

(3) *Rear.*

- a. There shall be a rear yard of not less than 25 feet.
- b. Rear yards for accessory buildings shall not be less than five feet.
- c. Transitional screening shall be required when a lot is adjacent to a residential zoning district, in accordance with section 21-255.7(4).

(4) *Transitional screening.*

- a. A landscaped open space for transitional screening at least 10 feet in width shall be provided along side and rear property lines when adjacent to a lot in a residential zoning district. The transitional screening open space shall include the required side and rear yards.
- b. Landscaping of transitional screening open space areas shall be in accordance with landscaping standards contained in section 21-784(e).
- c. Transitional screening open space shall not contain driveways, parking spaces, accessory buildings, mechanical equipment, or be used for storage purposes. No more than 25 percent of a transitional screening open space shall be used for stormwater management facilities.
- d. Transitional screening open space may be counted toward the landscaped open space required by section 21-255.9.
- e. In conjunction with site plan review, planning commission may, in accordance with section 21-784(f), reduce the required width of transitional screening open space. A reduction shall not be approved unless it is found that:
 - 1. The provision of the required transitional screening open space would unreasonably restrict the use of the property due to exceptional narrowness, shallowness, size or shape of the lot, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the property; and
 - 2. Additional landscaping and/or screening will be provided that will provide screening equivalent to that required by this section.

Sec. 21-255.8. Height

The height requirements in the limited business neighborhood district LB-2 are as follows:

- (1) Buildings may be erected up to 35 feet from grade except that:
 - a. Stair towers, equipment penthouses, mechanical equipment and screening walls are exempt from the height limitations, provided that they shall not cover more than 30% of the total roof area and shall not exceed the building height by more than 10 feet. Equipment penthouses, mechanical equipment and screening walls shall be set back from the front wall of the building one foot for each foot of height above the roof level.
 - b. Parapet walls shall not exceed the building height by more than four feet.
 - c. Cupolas, spires and steeples may be erected to a height of 90 feet above grade, and may extend higher if a special exception is approved by the Board of Zoning Appeals in accordance with Sec. 21-97(f). The Board shall not approve the special exception unless it finds that the cupola, spire or steeple is in proper proportion to the building.

Sec. 21-255.9. Landscaped open space.

The landscaped open space requirements in the limited business neighborhood district LB-2 are as follows:

- (1) At least 15 percent of the total land area of the lot shall be landscaped open space.

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Clerk of Council

ORDINANCE #07-__
PROPOSED ORDINANCE #07-__

**AN ORDINANCE TO REZONE APPROXIMATELY 14.43 ACRES
AT 727>1109 RICHMOND ROAD, 1009>1203 LAFAYETTE STREET, 103>110
BACON AVENUE, AND 104, 106, 108 AND 110 WESTOVER AVENUE FROM RS-2
SINGLE FAMILY DWELLING DISTRICT, LBR LIMITED BUSINESS/RESIDENTIAL
DISTRICT, AND B-3 GENERAL BUSINESS DISTRICT TO LB-2 LIMITED BUSINESS
NEIGHBORHOOD DISTRICT
(PCR #07-033)**

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 14.43 acres to LB-2 Limited Business Neighborhood District for the following properties that are designated by the 2006 Comprehensive Plan as Mixed Use land use: 727>1109 Richmond Road, 1009>1203 Lafayette Street, 103>110 Bacon Avenue, and 104, 106, 108 And 110 Westover Avenue.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 14.43 acres at 727>1109 Richmond Road, 1009>1203 Lafayette Street, 103>110 Bacon Avenue, and 104, 106, 108 And 110 Westover Avenue from RS-2 Single Family Dwelling District, LBR Limited Business/Residential District, and B-3 General Business District to LB-2 Limited Business Neighborhood District. These properties are identified as Williamsburg Tax Map Nos. 404-03-06-006>10; 404-03-07-001>16; 434-0A-00-007,-010,-014(portion),-015; 434-01-01-001>7; 434-01-02-001>8; 434-01-03-001>8; 434-01-05-001>8,-013>21,-023A>24; 434-03-0A-008>12; 434-03-0B-008A>12; 434-03-06-006>10; and 434-04-00-008; and are further described on Exhibit A (attached hereto).

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Clerk of Council

PCR #07-034: RICHMOND RD. REZONING – RS-2, LBR AND B-3 TO LB-2

727>1109 Richmond Rd.; 103>110 Bacon Ave.; and 104,106, 108 and 119 Westover Avenue

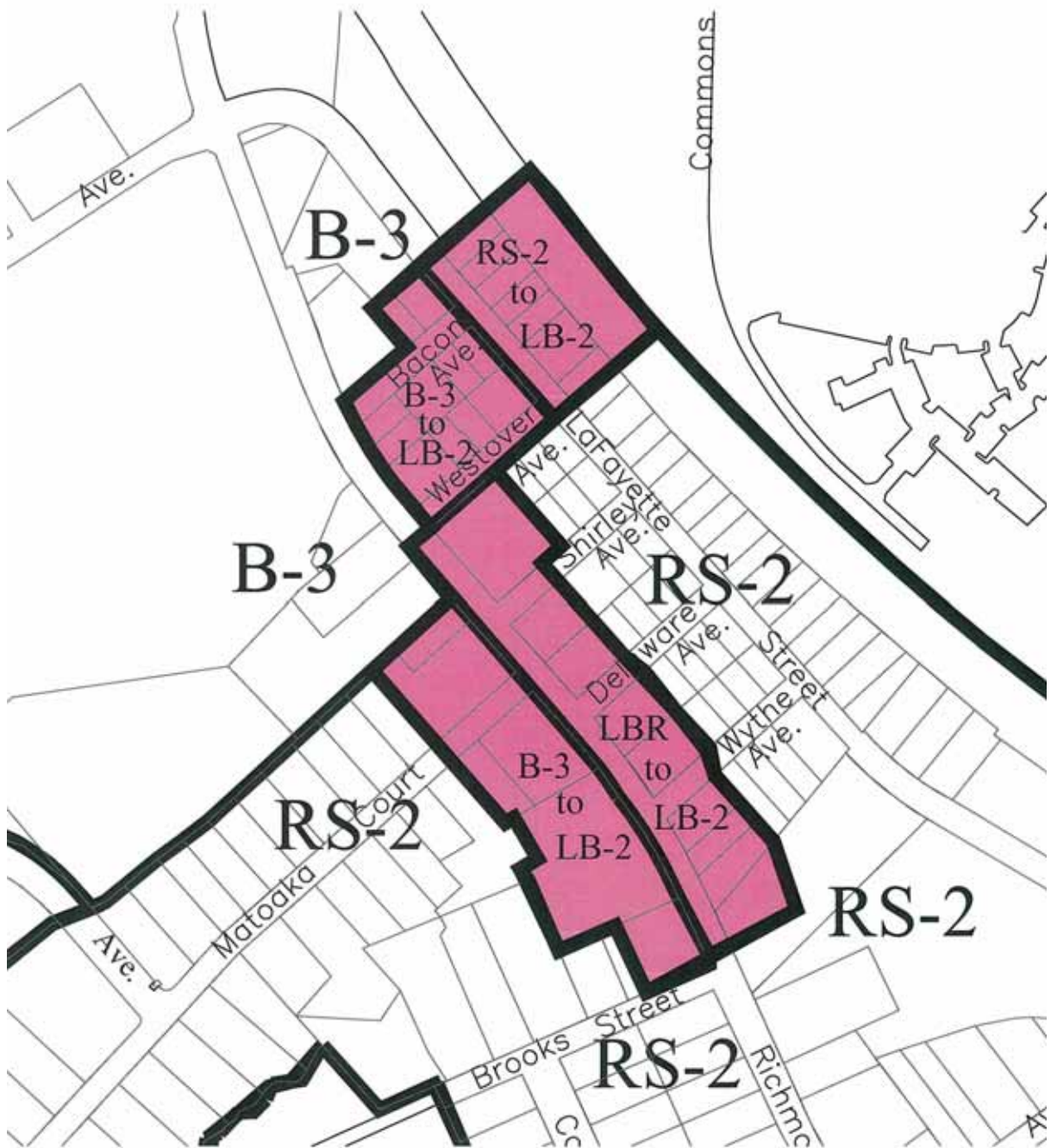


EXHIBIT A

ORDINANCE #07-__
PROPOSED ORDINANCE #07-__

**AN ORDINANCE TO REZONE APPROXIMATELY 1.66 ACRES
AT 311>323 PENNIMAN ROAD FROM B-2 CORRIDOR COMMERCIAL DISTRICT TO
LB-2 LIMITED BUSINESS NEIGHBORHOOD DISTRICT
(PCR #07-034)**

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 1.66 acres to LB-2 Limited Business Neighborhood District for the following properties that are designated by the 2006 Comprehensive Plan as Mixed Use land use: 311>323 Penniman Road.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 1.66 acres at 311>323 Penniman Road from B-2 Corridor Business District to LB-2 Limited Business Neighborhood District. These properties are identified as Williamsburg Tax Map Nos. 469-02-00-001>8; and are further described on Exhibit A (attached hereto).

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Clerk of Council

PCR #07-034: PENNIMAN ROAD REZONING – B-2 TO LB-2
311>323 Penniman Road

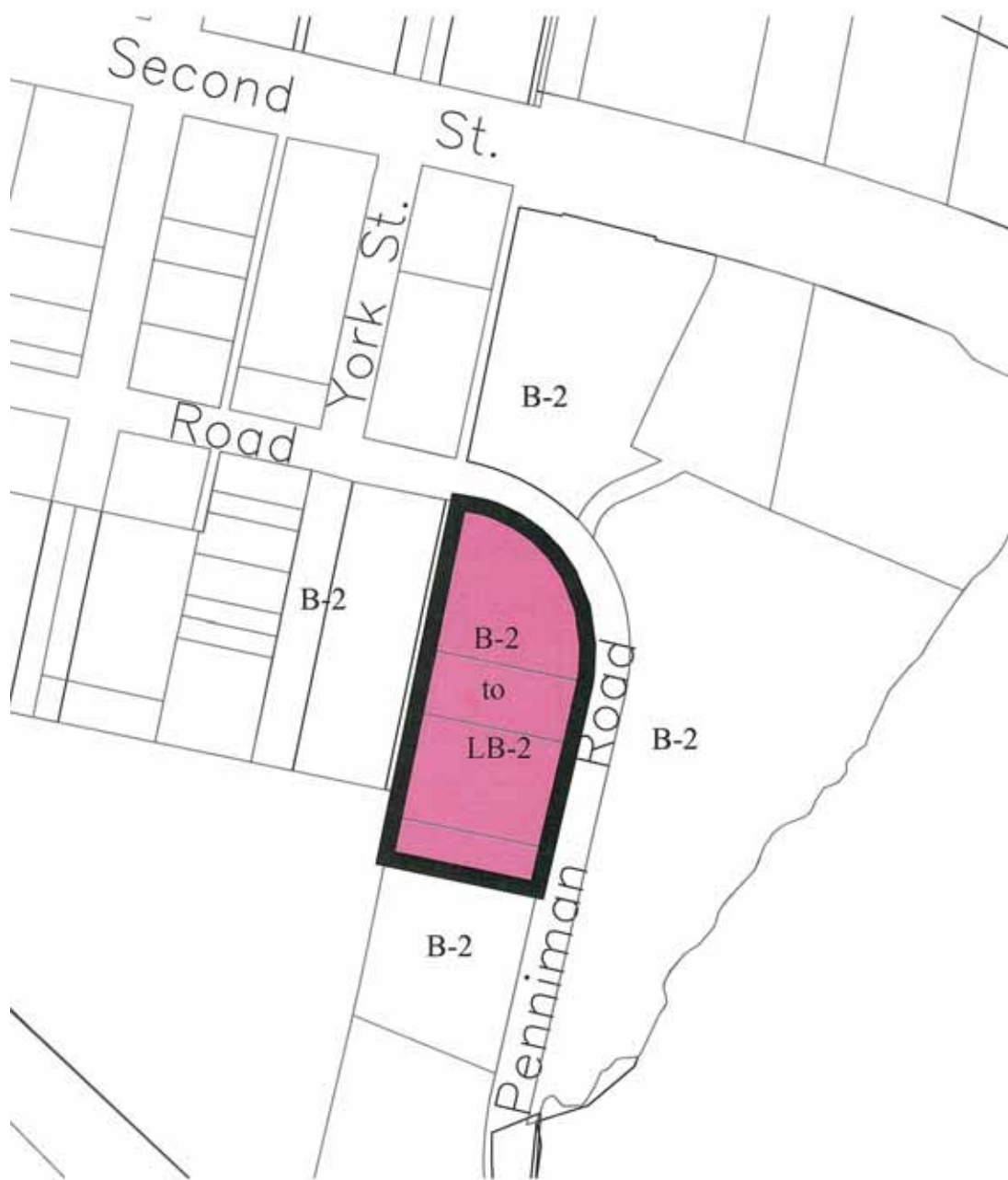


EXHIBIT A

ORDINANCE #07-__
PROPOSED ORDINANCE #07-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III, BY REPEALING DIVISION 7,
LIMITED BUSINESS/RESIDENTIAL DISTRICT LBR
(PCR #07-035)**

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1, and to carry out the recommendations of the 2006 Comprehensive Plan.

BE IT ORDAINED that Chapter 21, Zoning, of the Code of the City of Williamsburg, Virginia is hereby amended by repealing Article III, Division 7, Limited Business/Residential District LBR in its entirety.

This ordinance shall become effective on the tenth day following its passage.

Adopted: _____

Jeanne Zeidler, Mayor

Clerk of Council



City of Williamsburg

Planning Department
401 Lafayette Street
Williamsburg, VA 23185

LB-2

File: Citygdb: Planning\LB2-WShCtr.mxd
Plot date: 9/13/2007

Zoning Districts

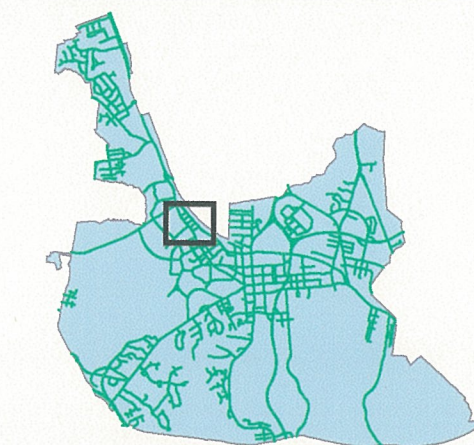
LB-2 (Proposed)

Buildings

Apartment	Infrastructure
BnB	Office
City	Religious/Club
ColonialWmsbg	Retail/Wholesale
Condo	Retirement/AssistLiv
Duplex	School
HigherEd	Service
Hospitality	SFamDetached
Improvement	State/Fed
	TownHouse
	UnAssigned

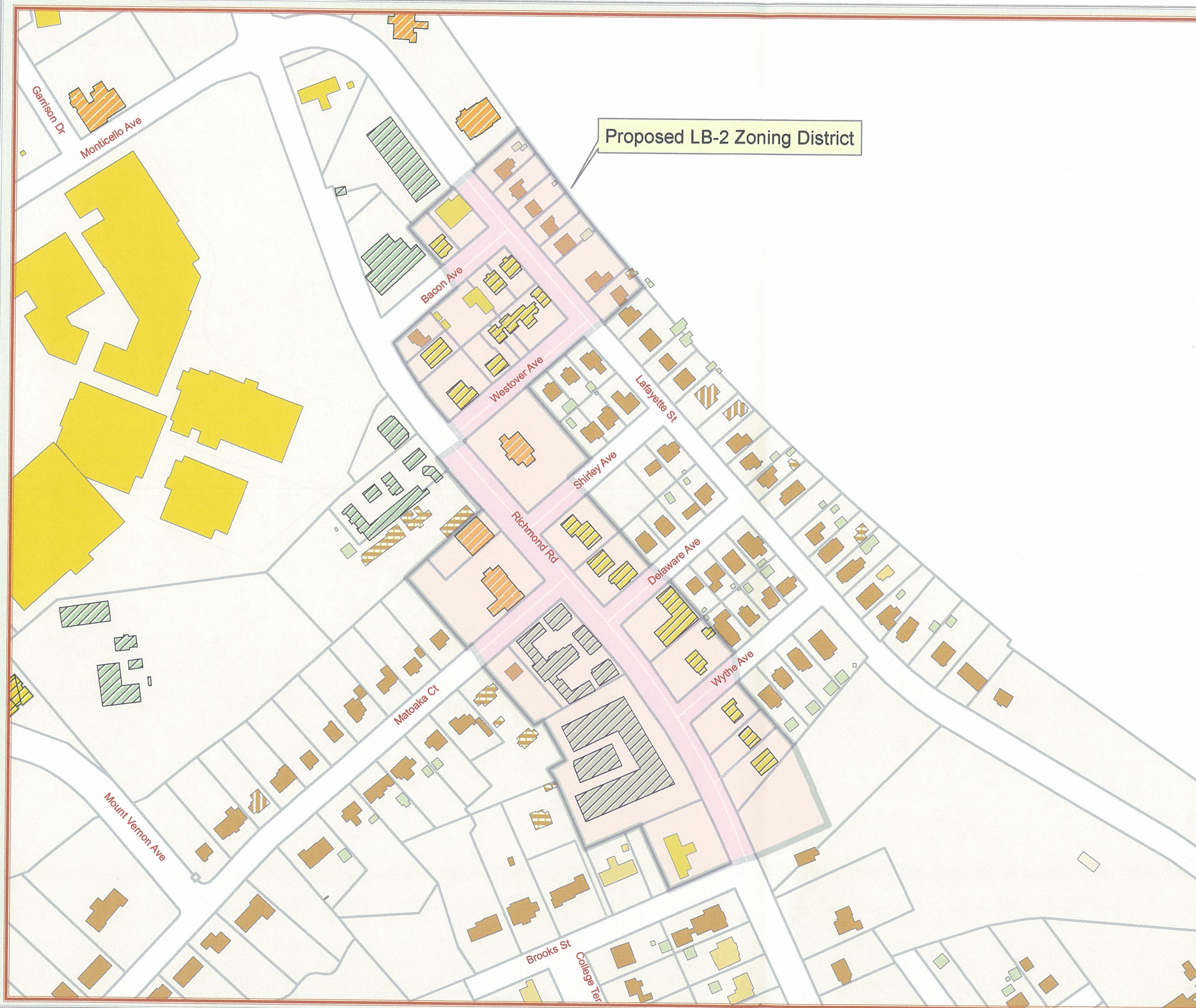


Feet
0 50 100 200 300 400 500



Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records and data obtained from various sources. The City of Williamsburg is not responsible for its accuracy or currency. If discrepancies are found, please contact the Real Estate Assessor's Office.

Proposed LB-2 Zoning District






City of Williamsburg

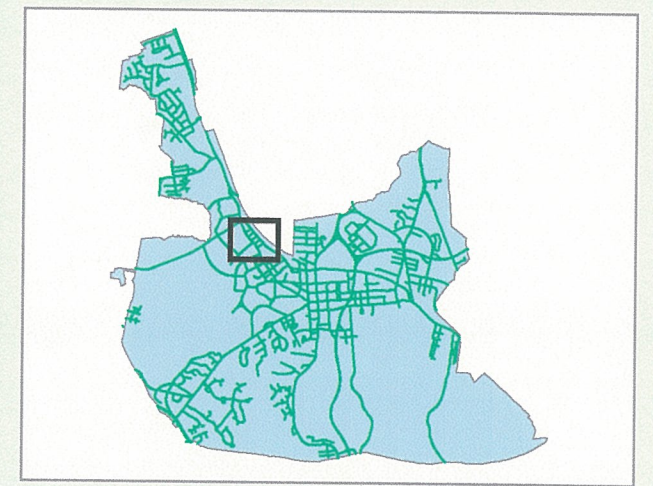
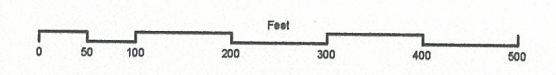
Planning Department
401 Lafayette Street
Williamsburg, VA 23185

LB-2

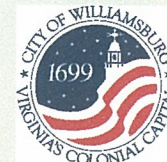
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Zoning Districts

 LB-2 (Proposed)



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City of Williamsburg

Planning Department
401 Lafayette Street
Williamsburg, VA 23185

LB-2

File: Citygdb: Planning\LB2-Penn.mxd
Plot date: 9/13/2007

Zoning Districts



LB-2 (Proposed)

Buildings



Apartment



BnB



City



ColonialWmsbg



Condo



Duplex



HigherEd



Hospitality



Improvement



Infrastructure



Office



Religious/Club



Retail/Wholesale



Retirement/AssistLiv



School



Service



SFamDetached



State/Fed



TownHouse

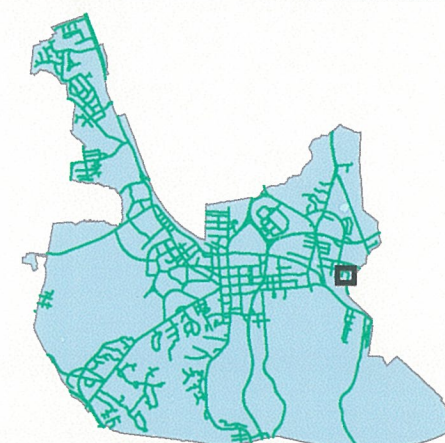


UnAssigned

Proposed LB-2 Zoning District



0 50 100 200
Feet



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City of Williamsburg

Planning Department
401 Lafayette Street
Williamsburg, VA 23185

LB-2

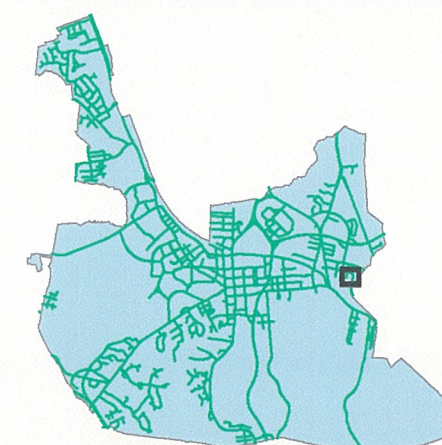
File: Citygdb: Planning\LB2-PennOrtho.mxd
Plot date: 9/13/2007

Zoning Districts

 LB-2 (Proposed)



0 50 100 200
Feet



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